

1/3 Winders Avenue, Tugun

## SOLD BY KIM GAMBLE

Welcome to this impressive, house-sized duplex built in 2010-crafted for contemporary coastal family living. Spanning across three beautifully appointed levels, the home features a versatile floor plan that flows seamlessly from the interior to the all-weather alfresco area overlooking the sparkling pool.

Step inside and immediately appreciate the sense of space. The open plan living space is bathed in natural light and framed by soaring ceilings. Complemented by the well-equipped, gourmet kitchen offering both style and functionality for home chefs and entertainers. Bedrooms are generously sized and feature built-in wardrobes and ceiling fans, one of the bedrooms also offers a teenage retreat or private guest space, with separate access that ensures privacy while remaining seamlessly connected to the home. The luxurious master suite complete with ocean glimpses-boasts a walk-in robe and ensuite. With two additional modern bathrooms, ducted and zoned air-conditioning, and a rare triple garage with epoxy flooring, the home is designed for practical, effortless living.

Perfectly positioned, you'll enjoy an easy stroll to the beach and immediate access to popular cafés, restaurants, and the vibrant village lifestyle of Tugun and Currumbin. Also within the sought-after PBC High School catchment, with major transport links and the Gold

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**FOR SALE**  
UNDER CONTRACT

### AGENTS

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### AGENCY

LJ Hooker Coolangatta | Tweed  
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Coast International Airport just minutes away, making this the ideal blend of convenience, comfort and coastal luxury.

**FEATURES INCLUDE:**

- Brand new hybrid Tassie Oak flooring
- Brand new solar system
- Brand new garage doors
- Brand new epoxy flooring in garage
- Triple car garage w storage/workshop area
- Alfresco blinds
- Renovated kitchen
- Ducted air conditioning throughout
- Electric gate

**OUTGOINGS:**

Council Rates \$2,861.38 per year

Water Rates \$278.04 per qtr

Shared Insurance \$2,928.63 (half share)

**LOCATION**

- 400m to Tugun Market Co.
- 450m to Tugun beach.
- 500m to Tugun Village
- 1 km to Currumbin Wildlife Sanctuary
- 1.2 km to Tugun Surf Club
- 1.2 km to Cornerstone Stores
- 1.7 km to Currumbin Vikings Surf Club
- 2 km to M1 north/southbound
- 2.3 km to Currumbin Alley
- 3.1 km to John Flynn Hospital
- 3.2 km to Palm Beach Currumbin High School
- 4.2 km to the Gold Coast International Airport

**Disclaimer:**

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## MORE DETAILS

Property ID KZUHEZ  
Property Type DuplexSemi-detached  
House Size 227 m2  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Toilets (3)  
Pool  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Liveability

**Kim Gamble 0417 000 381**

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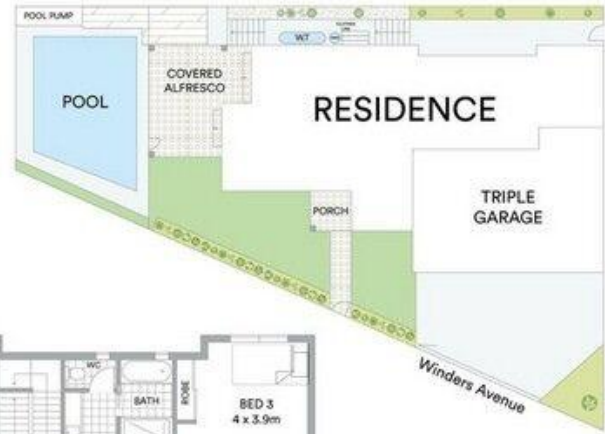
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FIRST FLOOR



LOWER GROUND FLOOR



Kim Gamble  
0417 000 381

**LJ Hooker**  
Coolangatta | Tweed



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